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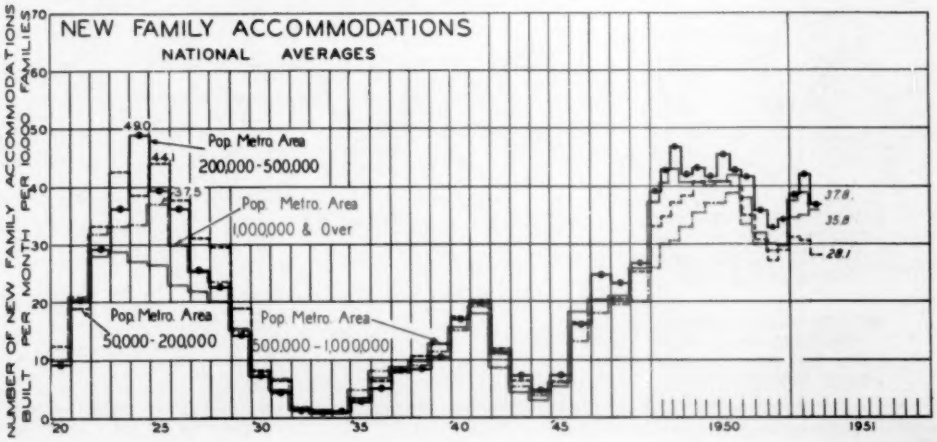
HOUSING STARTS IN 140 METROPOLITAN AREAS

THE charts and map in this bulletin show where Regulation X has taken hold the hardest through the first quarter of 1951. The map shows that in the first quarter of 1951 housing starts in two-thirds of the metropolitan areas were below the starts in the first quarter of 1950. Of those areas where 1951 is running ahead of last year the following have shown the most substantial gains: Allentown-Bethlehem-Easton, Cincinnati, Minneapolis-St. Paul, San Diego, Worcester and Winston-Salem. In addition are the following cities where the housing starts in the first quarter of 1951 exceeded those of <u>any</u> quarter in 1950: Nashville, Little Rock, Peoria and Washington, D. C.

Throughout the nation the first five months of 1951 recorded 432,000 starts (May estimated at 85,000) against 561,400 for the same period in 1950. Unless the government changes its mind about 850,000 housing starts for 1951 (and so far there is no indication that it will), there will be a maximum of 418,000 residential units started during the last seven months of this year. This amount will be roughly 50% below the number started during June-December 1950. Without attempting to forecast the actual number of starts for each of the remaining months of this year, we have worked out the following estimates of what might be expected, provided there is no change in the government's plans for a maximum of 850,000 units for 1951. The figures in parentheses show the amount each month will be under the corresponding month in 1950. June, 75,000 (69,300 below June 1950); July, 72,000 (72,400); August, 71,000 (70,900); September, 58,000 (62,600); October, 54,000 (48,500); November, 46,000 (41,300); and December, 42,000 (51,600).



Private residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

On the charts the figures are expressed as the number of new family units provided per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four family apartment counts twenty-four. All Federally subsidized slum clearance and war housing projects have been excluded; however, buildings privately built and financed with government loans are included on the charts.

The blue italicized numerals on each chart give the number of private new family accommodations built in the last three months for which figures are available; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the solid red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the dash-dot line); and for those areas having a population of over 1,000,000 (the dashed red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart on page 275 we have also shown national averages for each of the groupings of metropolitan areas - (1) 50,000 to 200,000 population; (2) 200,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

WHERE REGULATION "X" HURTS THE MOST

●CITIES WHERE RESIDENTIAL CONSTRUCTION IN FIRST QUARTER 1951 WAS BELOW THAT OF FIRST QUARTER 1950.

●CITIES WHERE RESIDENTIAL CONSTRUCTION IN FIRST QUARTER 1951 WAS ABOVE THAT OF FIRST QUARTER 1950.

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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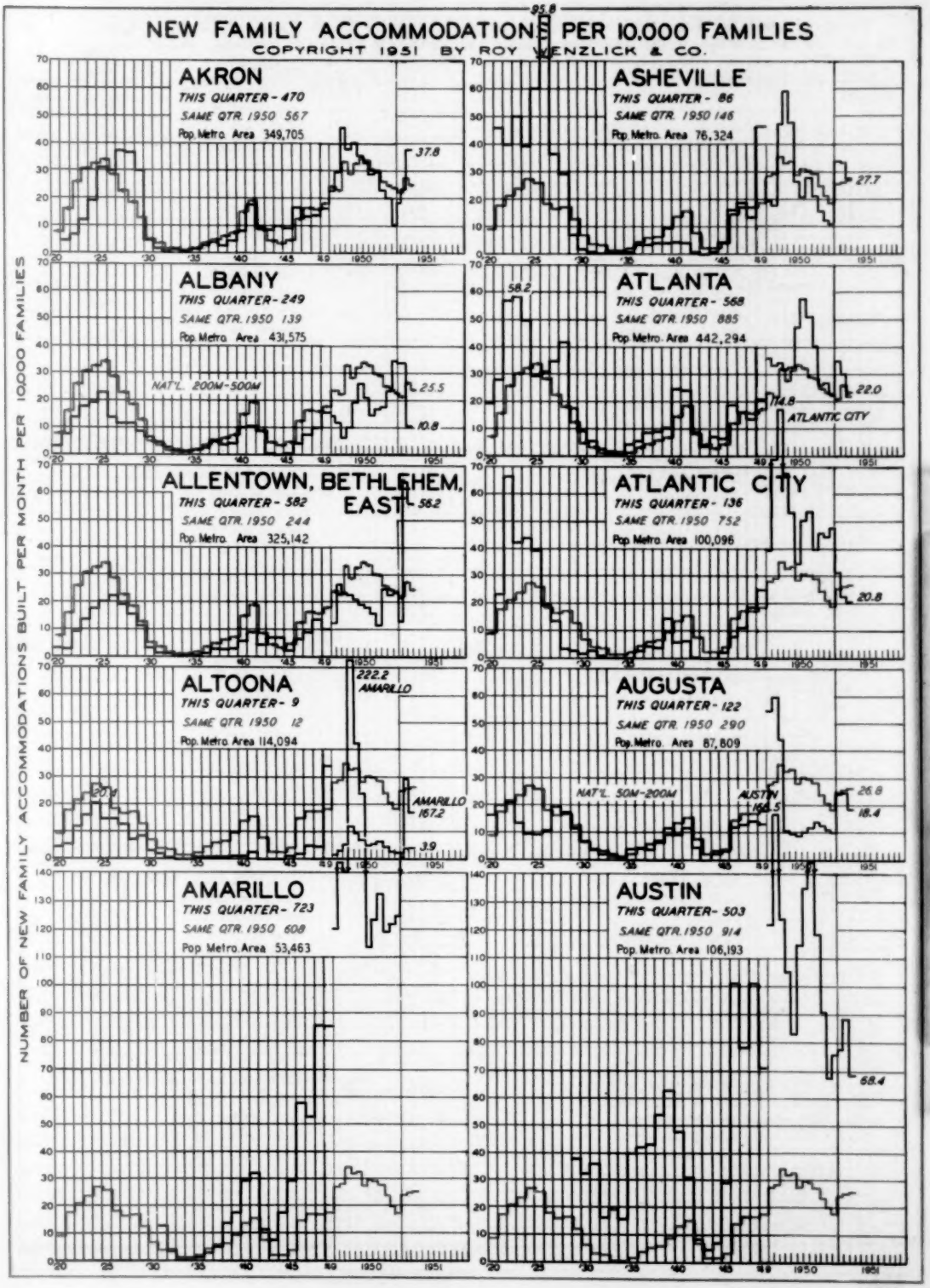

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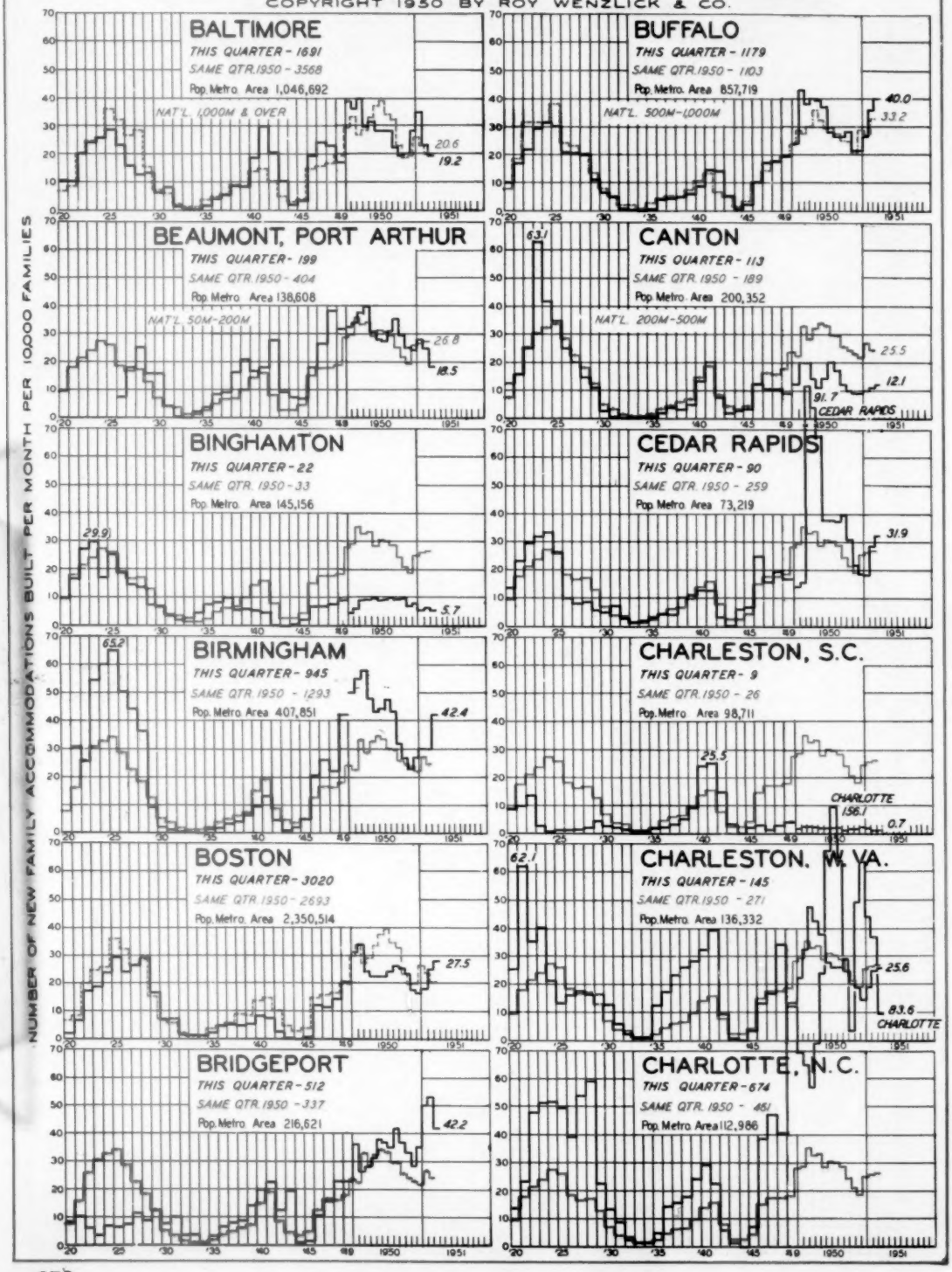

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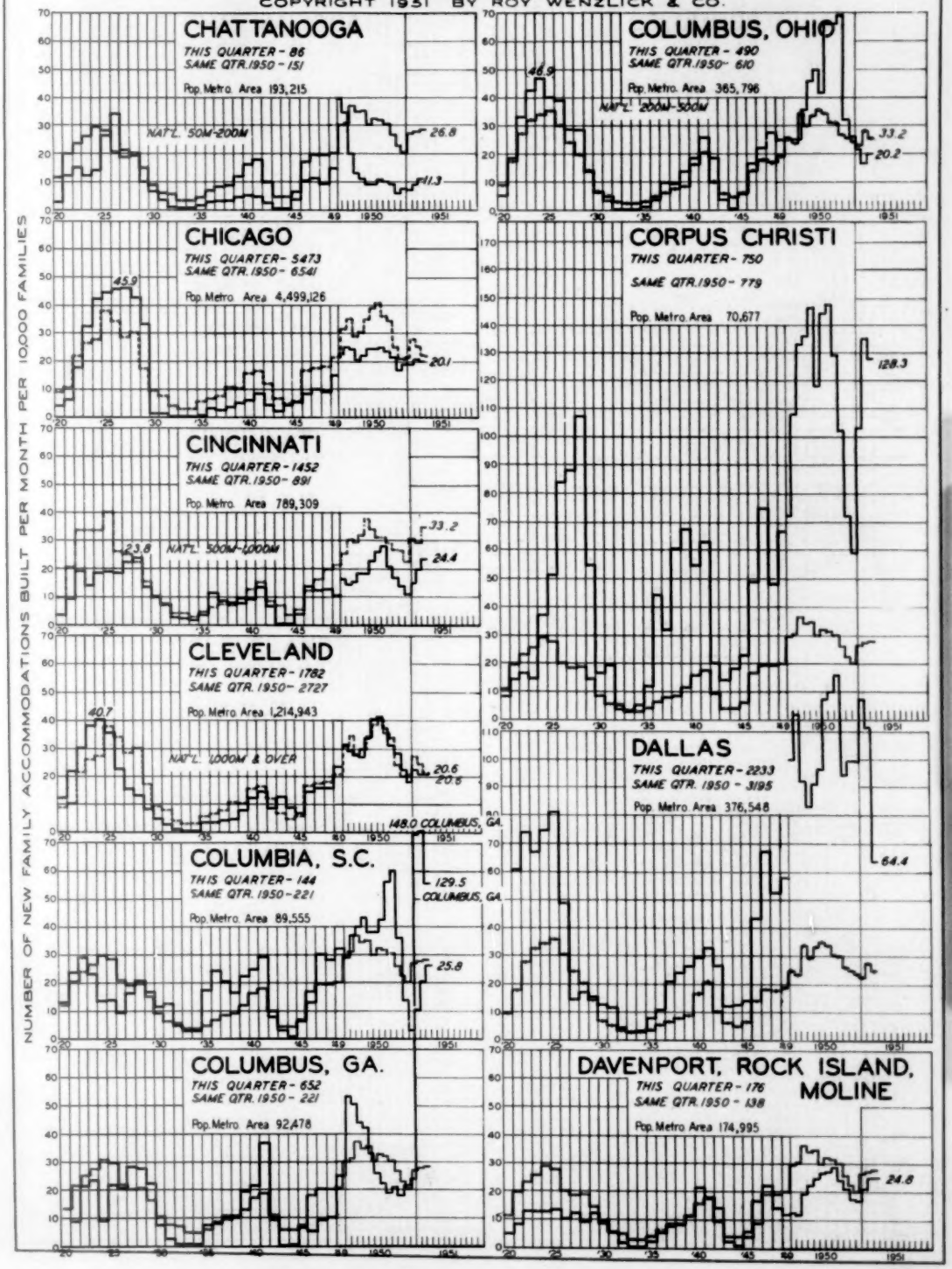

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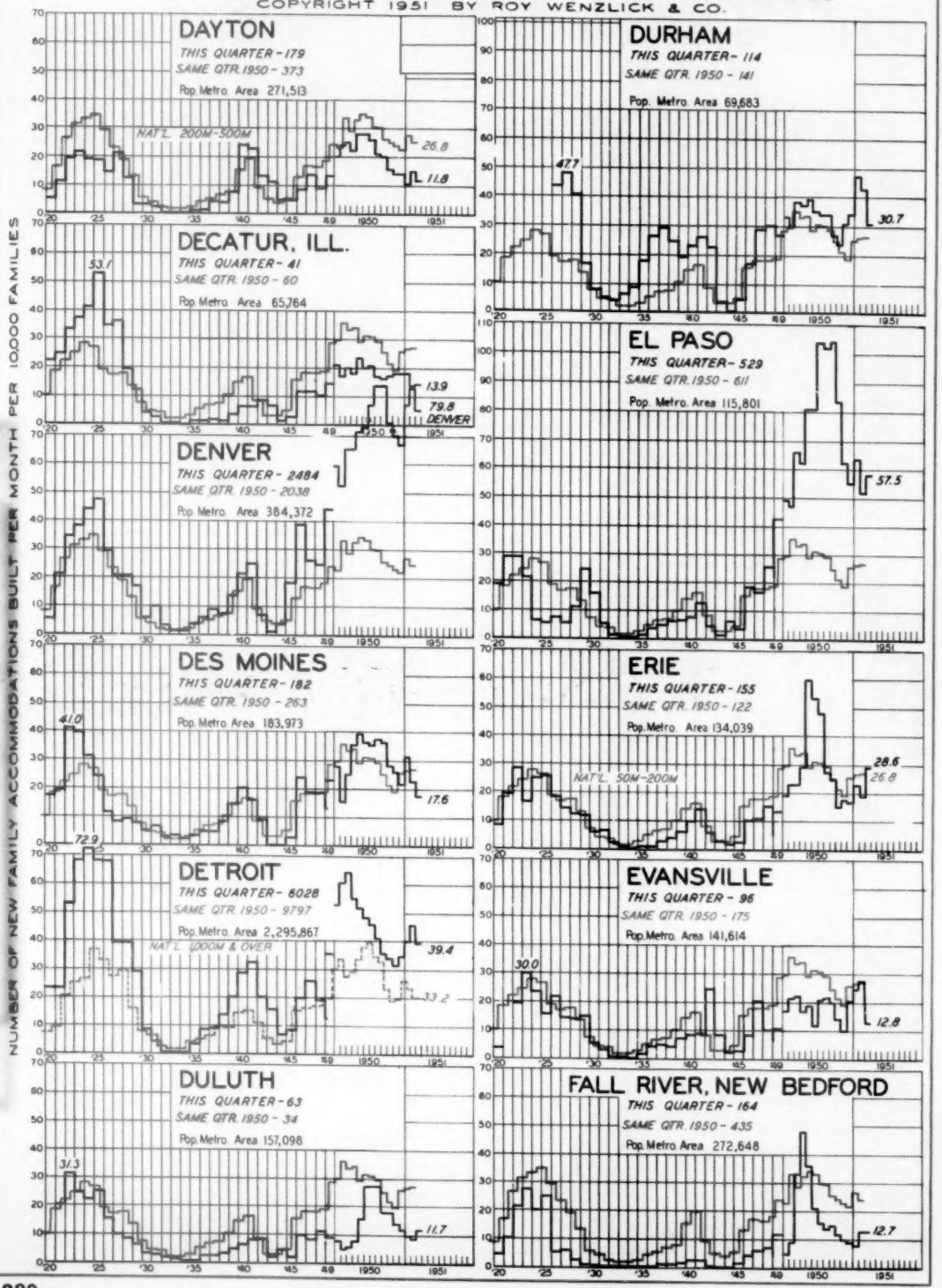

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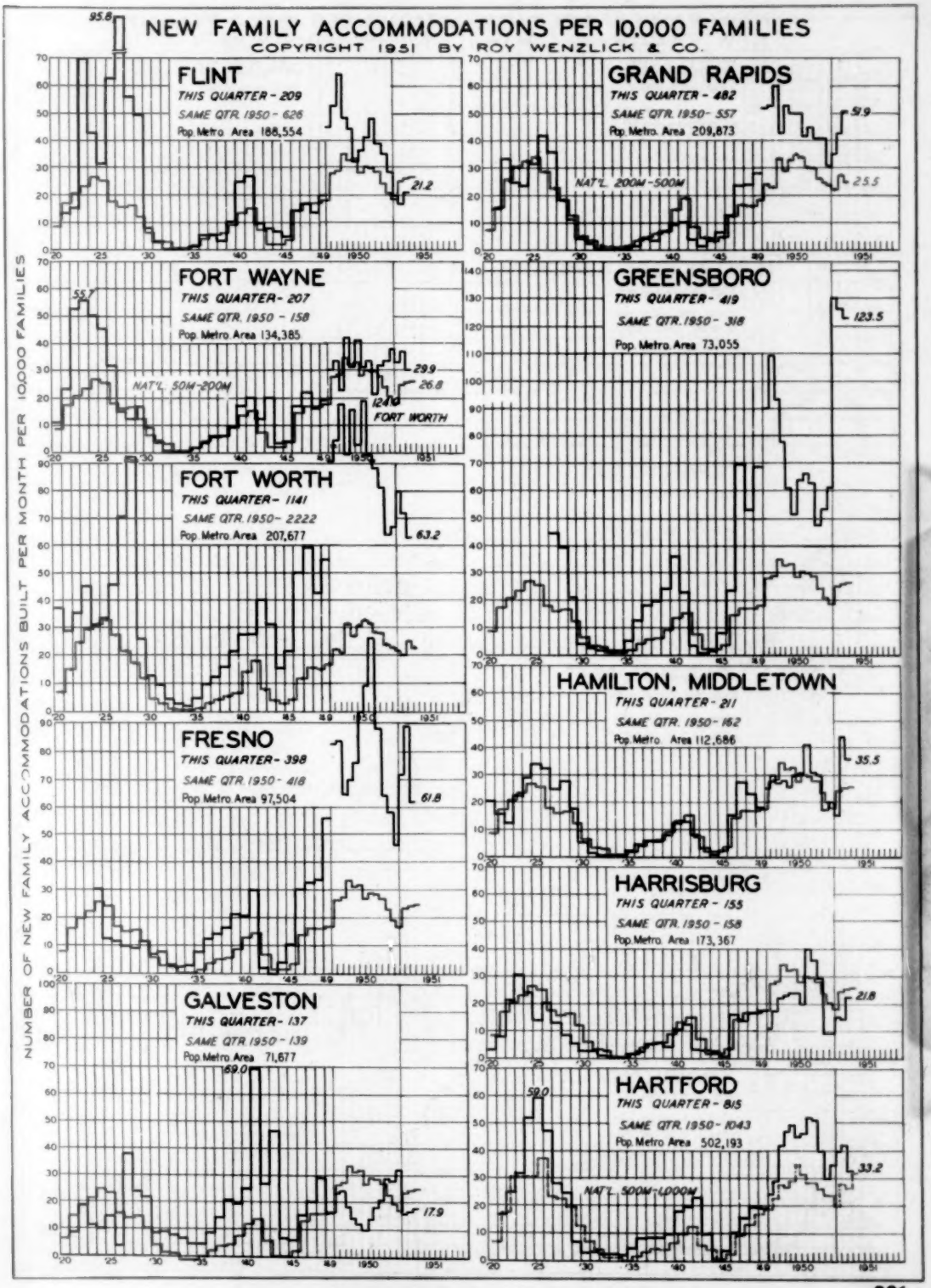

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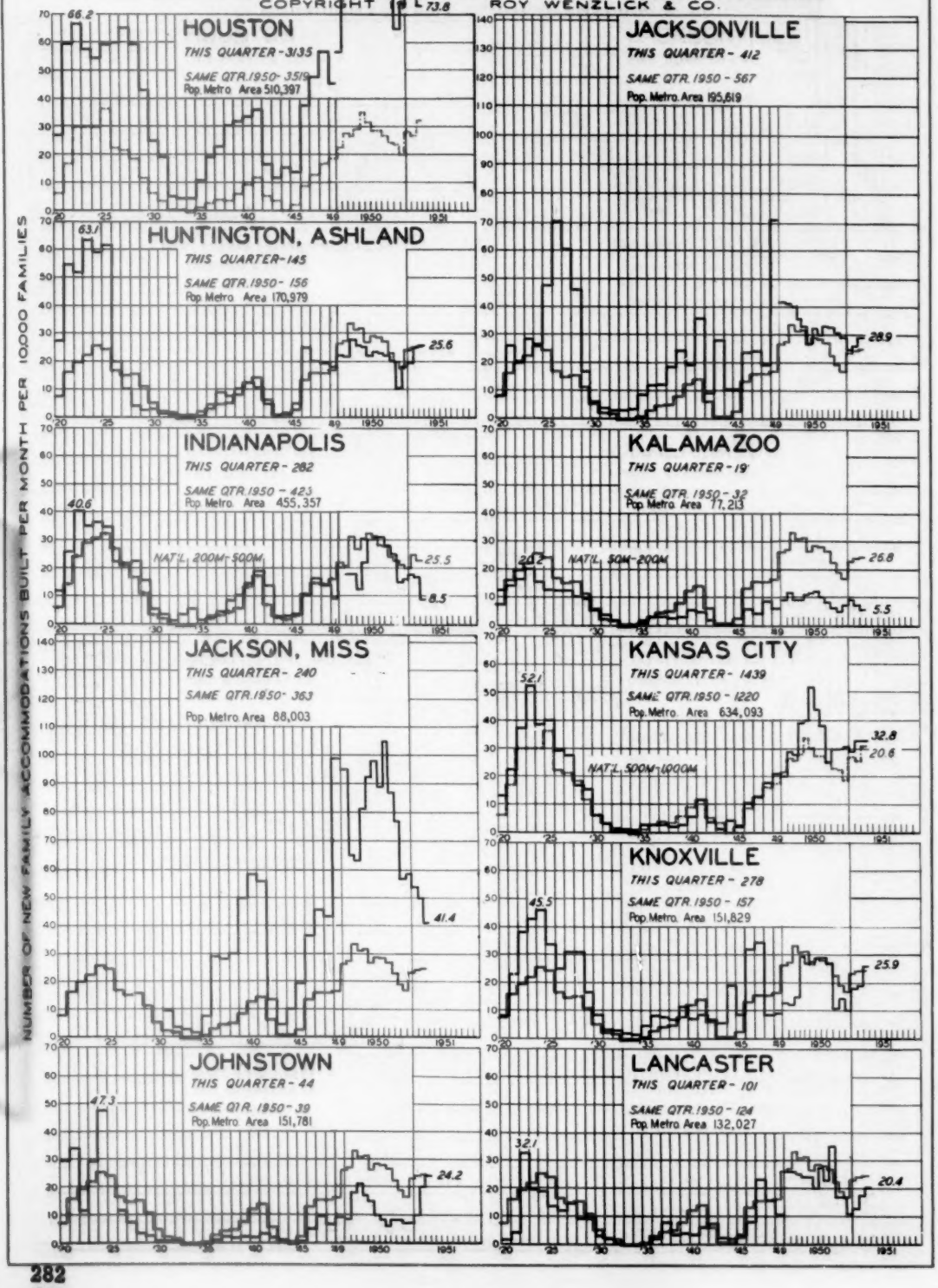

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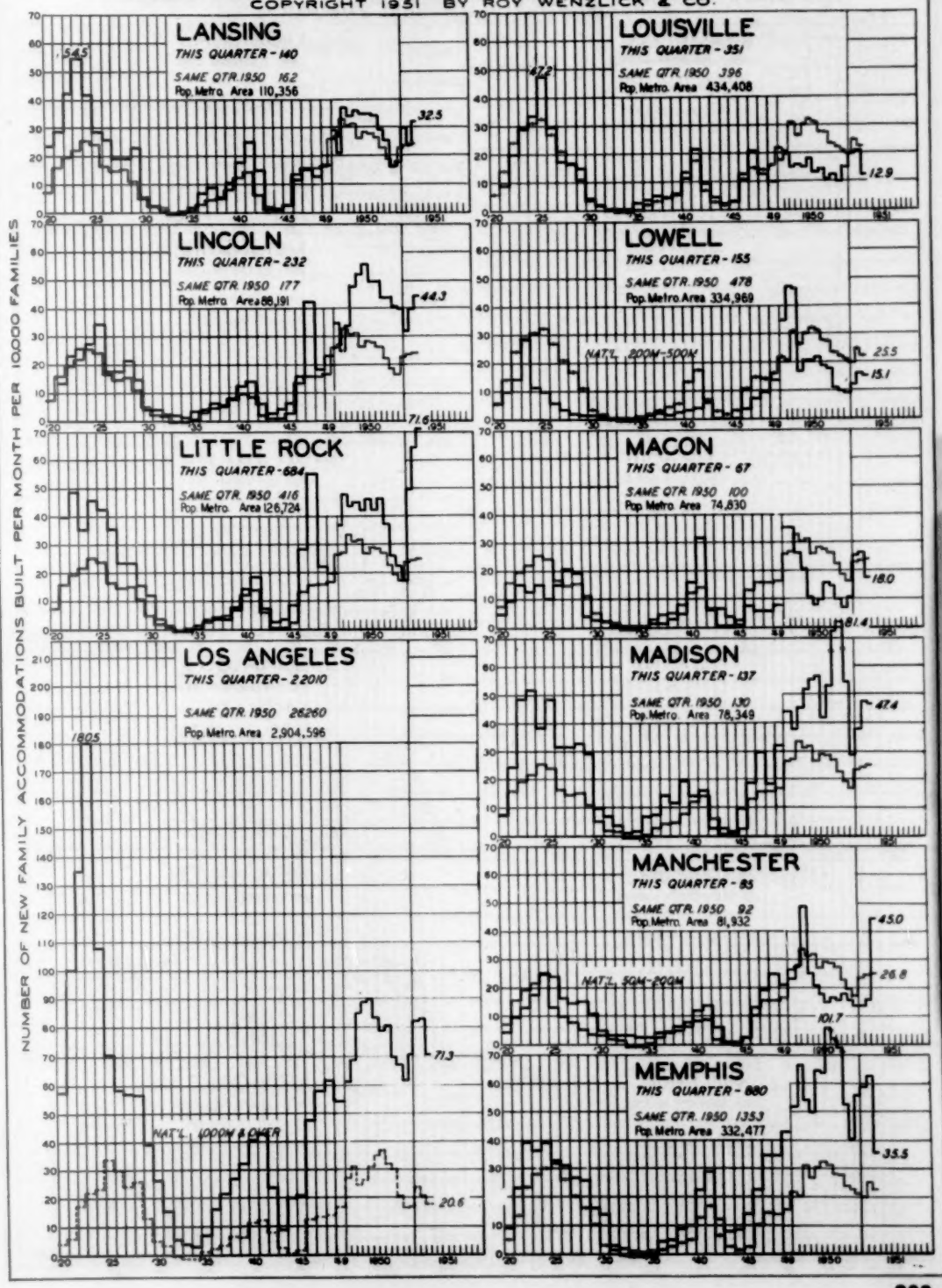

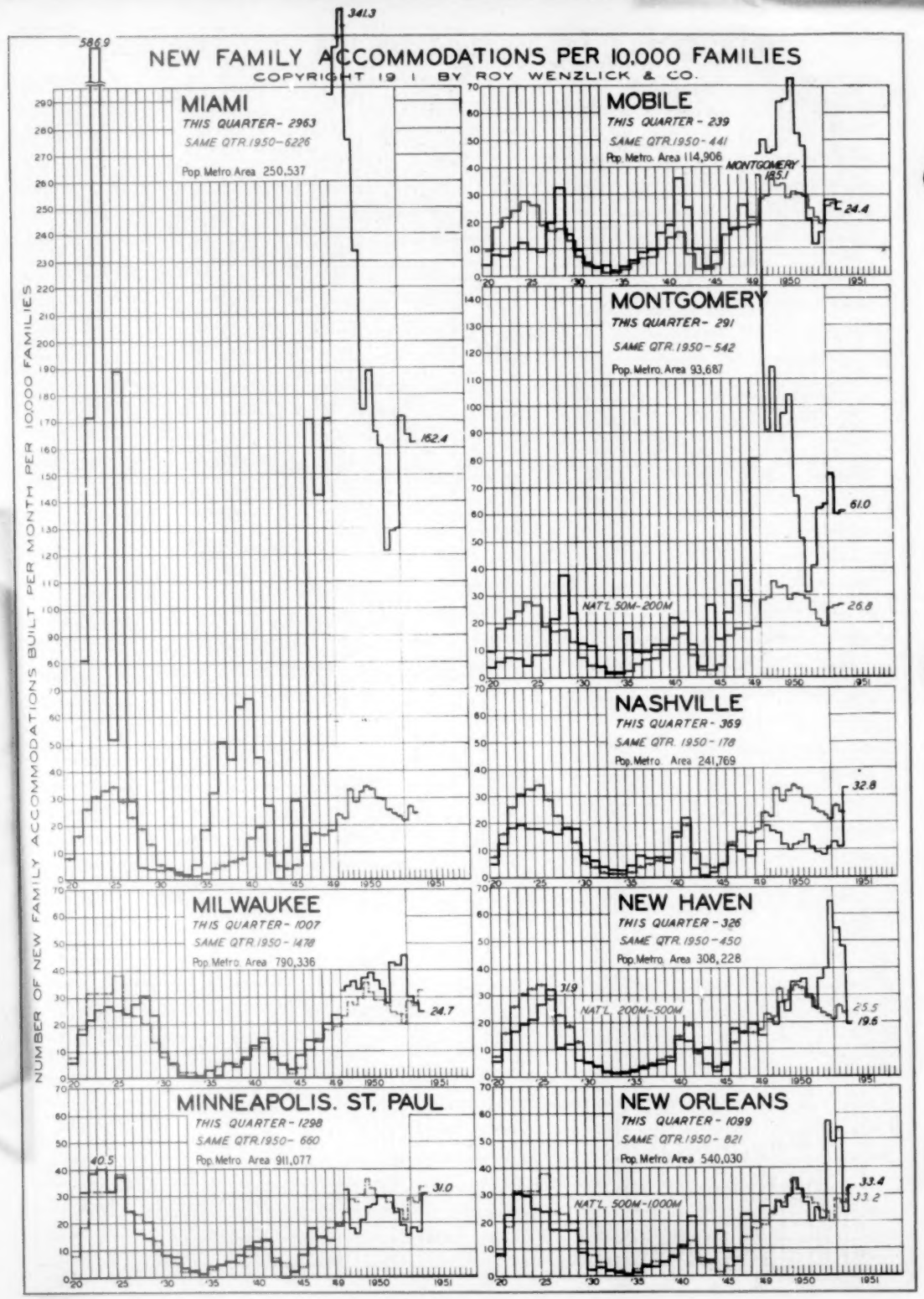
NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
MIAMI
THIS QUARTER- 2963
SAME QTR.1950-6226
Pop. Metro. Area 250,537
586.9
341.3
162.4
MOBILE
THIS QUARTER - 239
SAME QTR.1950- 441
Pop. Metro. Area 114,906
MONTGOMERY
185.1
24.4
MONTGOMERY
THIS QUARTER- 291
SAME QTR.1950- 542
Pop. Metro. Area 93,687
61.0
NAT'L 50M-200M
26.8
NASHVILLE
THIS QUARTER- 369
SAME QTR. 1950- 178
Pop. Metro. Area 241,769
32.8
MILWAUKEE
THIS QUARTER- 1007
SAME QTR.1950- 1478
Pop. Metro. Area 790,336
24.7
NEW HAVEN
THIS QUARTER- 326
SAME QTR. 1950- 450
Pop. Metro. Area 308,228
31.9
NAT'L 200M-500M
25.5
19.6
MINNEAPOLIS. ST. PAUL
THIS QUARTER- 1298
SAME QTR.1950- 660
Pop. Metro. Area 911,077
40.5
31.0
NEW ORLEANS
THIS QUARTER- 1099
SAME QTR.1950- 821
Pop. Metro. Area 540,030
NAT'L 500M-1000M
33.4
33.2
'20 '25 '30 '35 '40 '45 '49 1950 1951

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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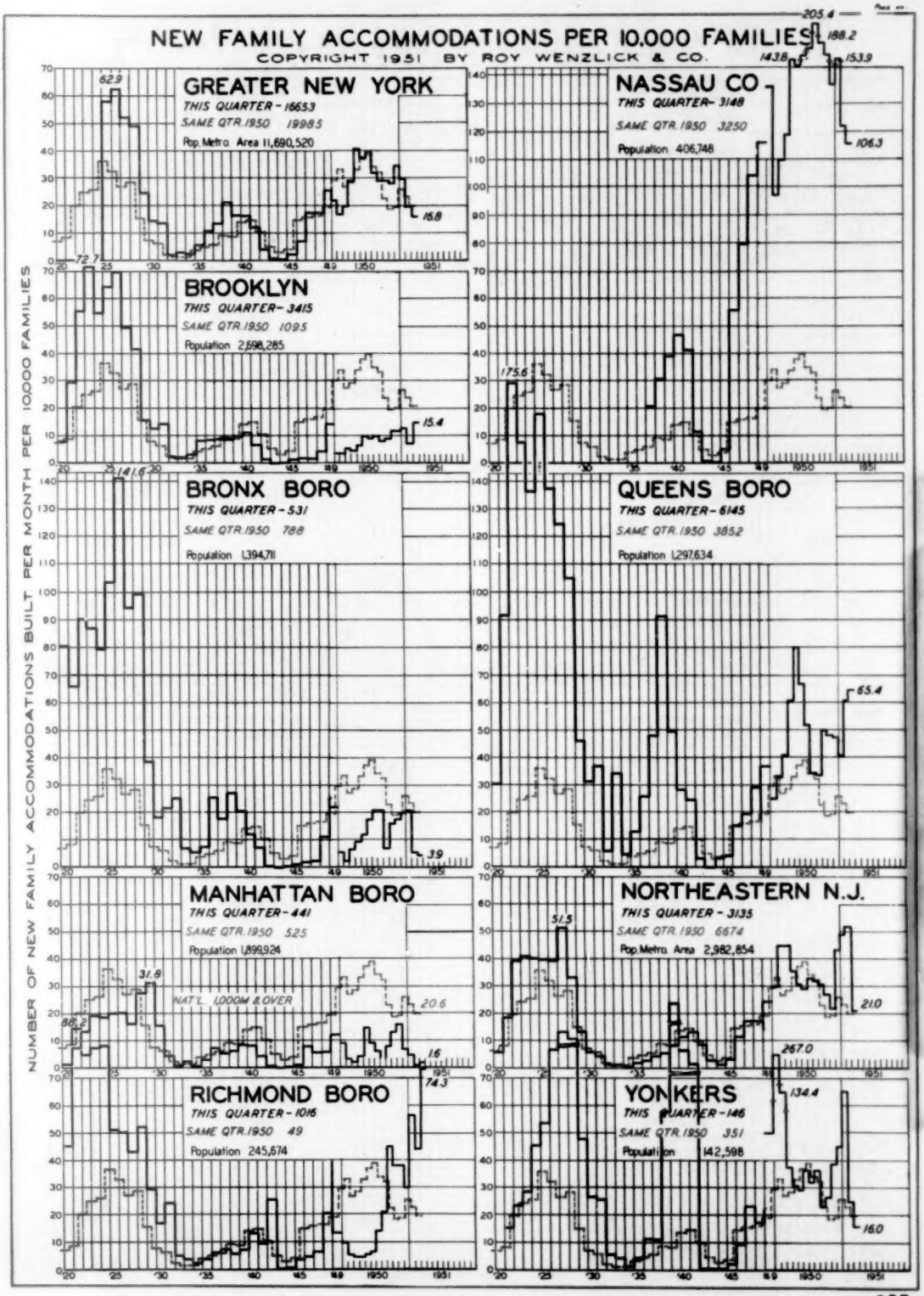

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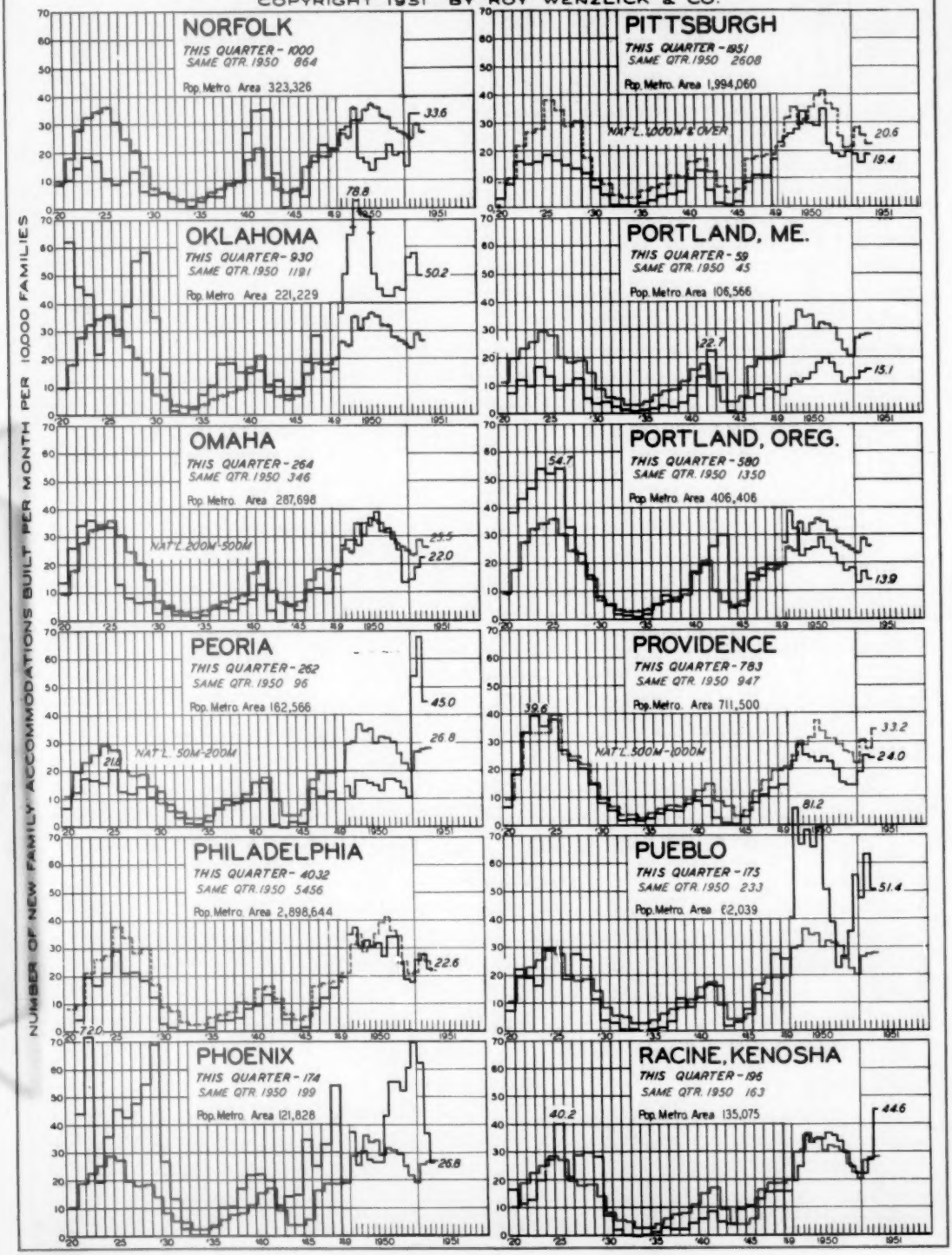

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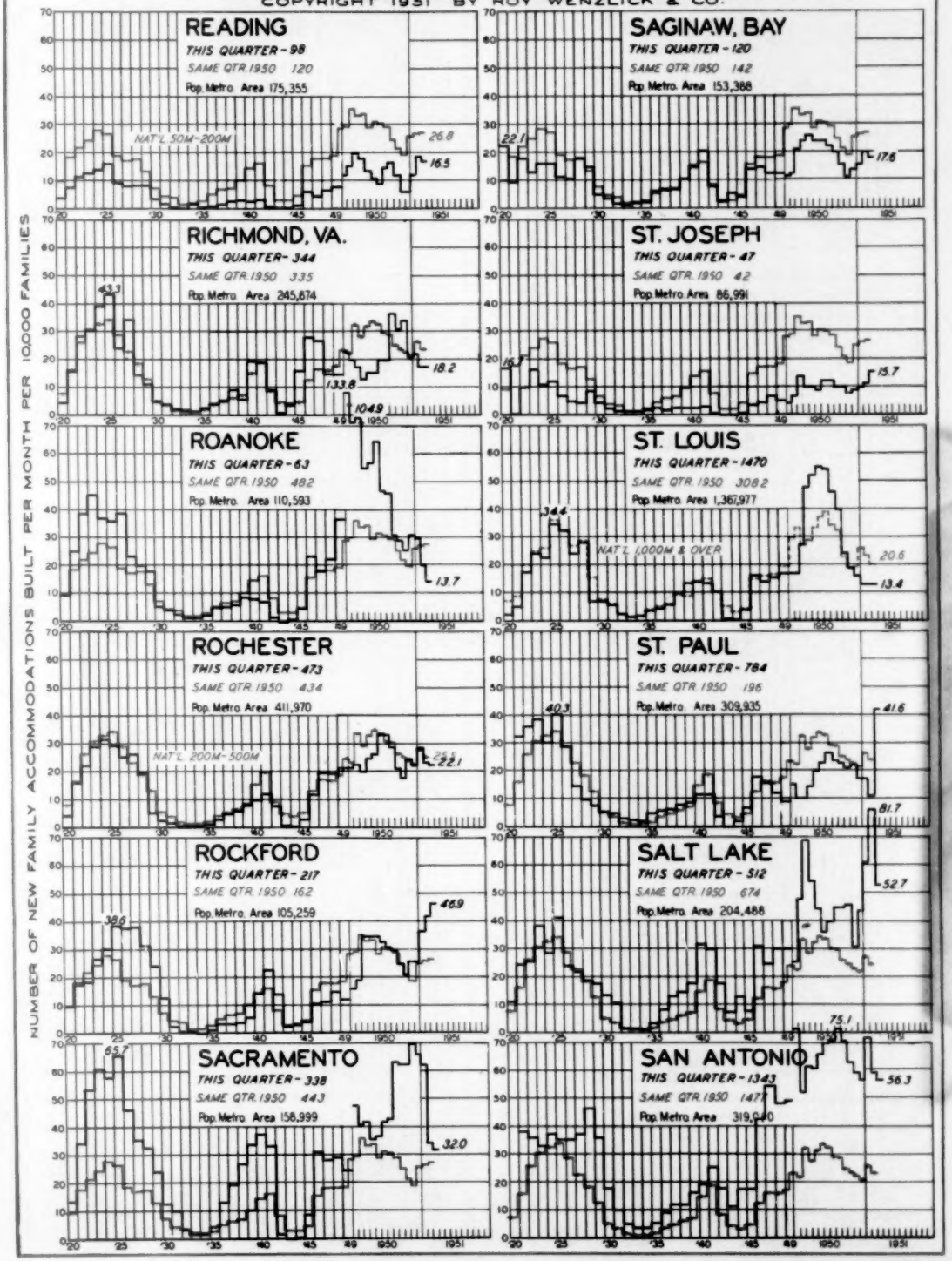

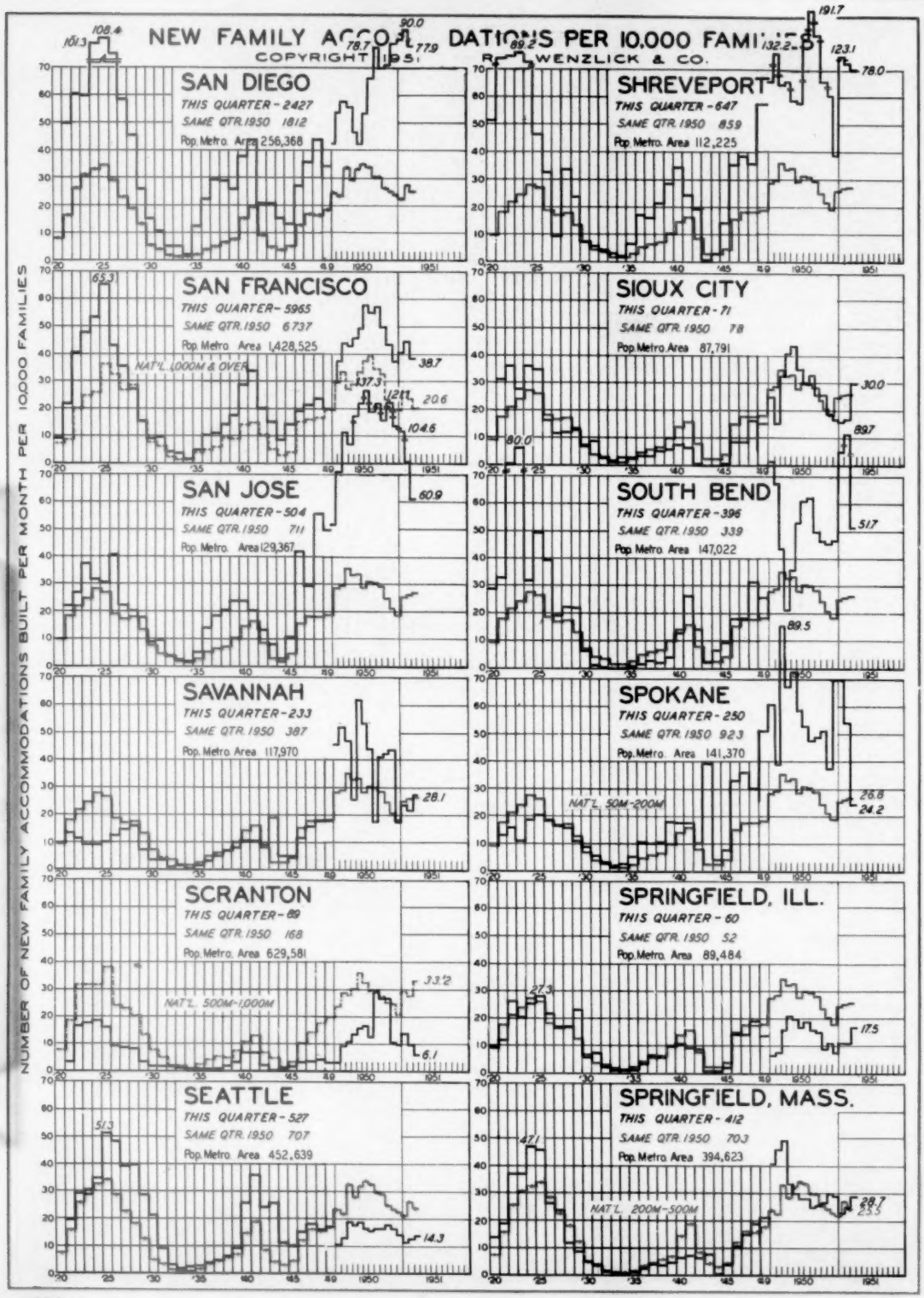
NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
SAN DIEGO
THIS QUARTER - 2427
SAME QTR. 1950 1812
Pop. Metro. Area 256,368
SHREVEPORT
THIS QUARTER - 647
SAME QTR. 1950 859
Pop. Metro. Area 112,225
SAN FRANCISCO
THIS QUARTER - 5965
SAME QTR. 1950 6737
Pop. Metro. Area 1,428,525
NAT'L. 1,000M & OVER
SIOUX CITY
THIS QUARTER - 71
SAME QTR. 1950 78
Pop. Metro. Area 87,791
SAN JOSE
THIS QUARTER - 504
SAME QTR. 1950 711
Pop. Metro. Area 129,367
SOUTH BEND
THIS QUARTER - 396
SAME QTR. 1950 339
Pop. Metro. Area 147,022
SAVANNAH
THIS QUARTER - 233
SAME QTR. 1950 387
Pop. Metro. Area 117,970
SPOKANE
THIS QUARTER - 250
SAME QTR. 1950 923
Pop. Metro. Area 141,370
NAT'L. 50M-200M
SCRANTON
THIS QUARTER - 89
SAME QTR. 1950 168
Pop. Metro. Area 629,581
NAT'L. 500M-1,000M
SPRINGFIELD, ILL.
THIS QUARTER - 60
SAME QTR. 1950 52
Pop. Metro. Area 89,484
SEATTLE
THIS QUARTER - 527
SAME QTR. 1950 707
Pop. Metro. Area 452,639
SPRINGFIELD, MASS.
THIS QUARTER - 412
SAME QTR. 1950 703
Pop. Metro. Area 394,623
NAT'L. 200M-500M

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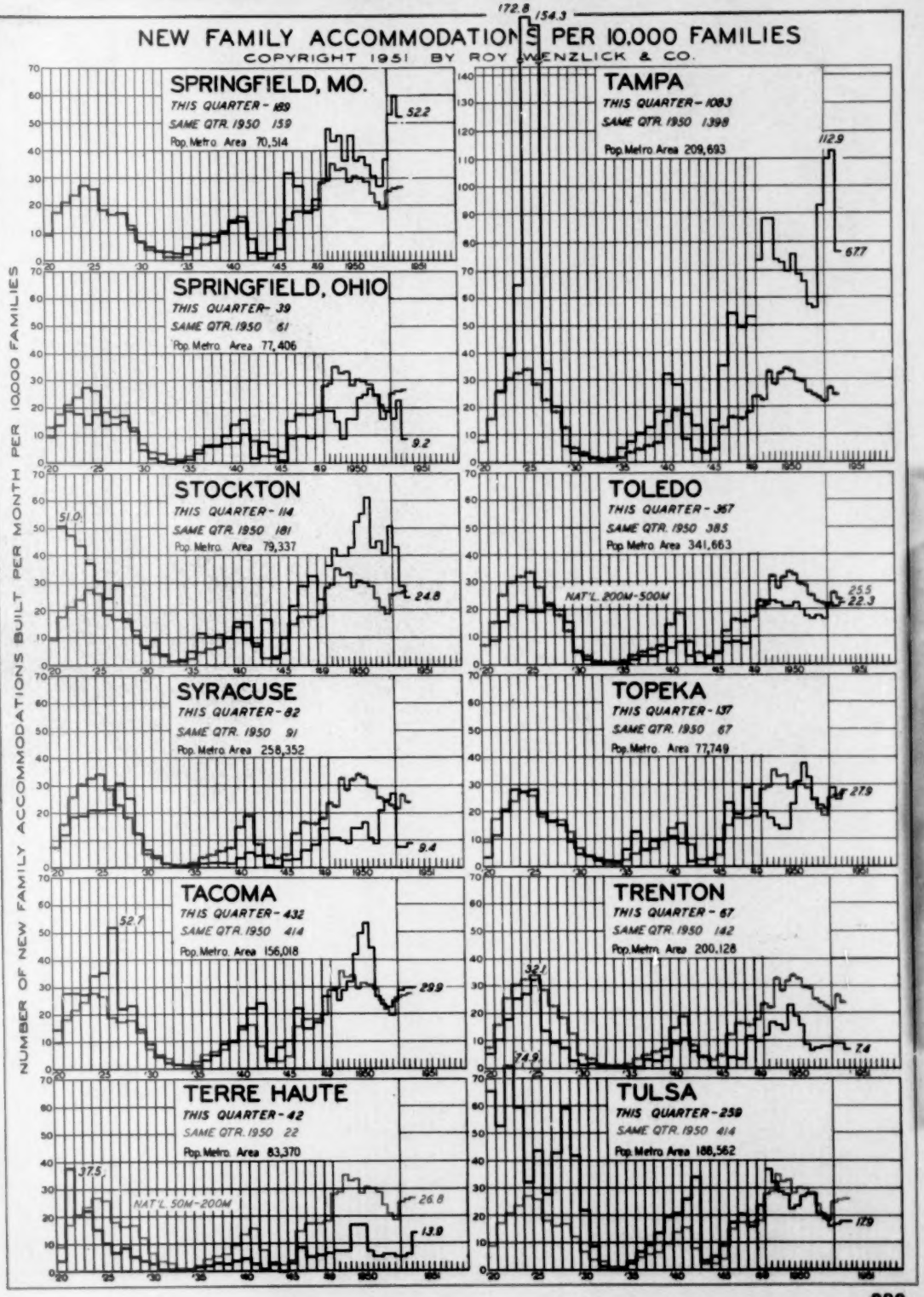
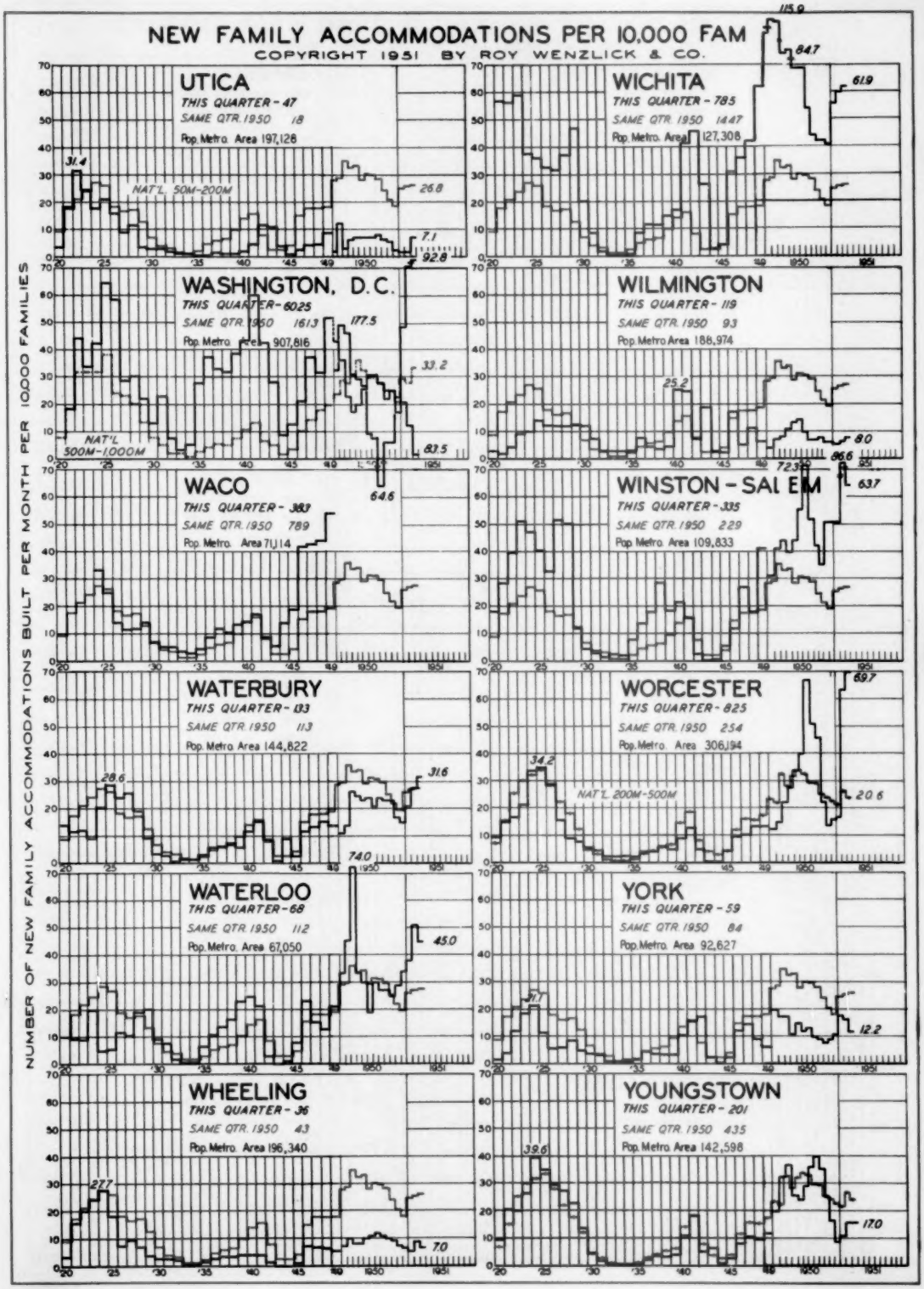


NEW FAMILY ACCOMMODATIONS PER 10,000 FAM

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